



ENERGY PERFORMANCE CERTIFICATES (LSM) 2020

1.0 Purpose

- 1.1 The aim of this policy is to ensure that all relevant properties controlled by the Association have a valid Energy Performance Certificate (EPC).
- 1.2 The procedures detailed within this section have been written to ensure all reasonable steps have been taken to comply with the Energy Act 2011, The Energy Performance of Buildings (Scotland) Regulations 2008 and all other relevant legislation.

2.0 References

- Energy Act 2011
- Energy Efficiency Directive 2012
- The Energy Performance of Buildings (Scotland) Regulations 2008

3.0 What is an Energy Performance Certificate?

- 3.1 An EPC is a document which states the energy efficiency of a building based on the standardised way the building is used and provides the building owner with recommendations on how the efficiency could be improved.
- 3.2 An EPC is needed when a property is:
 - Built;
 - Sold;
 - Rented.

4.0 Procedures

- 4.1 The Association will arrange for an EPC to be prepared by an approved EPC Assessor where a building is to be sold or let.
- 4.2 The Association will provide the EPC free of charge to a prospective tenant or buyer.
- 4.3 Where the property is used as a public building, the EPC will be clearly visible to visitors.
- 4.4 The Association will consider the recommendations of each EPC and determine whether improvements could/should be made to improve the energy efficiency performance of the premises.

5.0 Renewing the Energy Performance Certificate

- 5.1 All EPCs are valid for ten years.
- 5.2 A new EPC will only be required if a new occupant assumes tenancy after the ten year period has exceeded.
- 5.3 EPCs may be updated if significant alterations have been made to a property after the EPC was issued.

6.0 Review

- 6.1 This policy will be subject to review at least every 5 years.

George Tainsh
Chief Executive

10th November 2020

Policy Consultation and Review Process

Reviewed by Management Team	24 th November 2020
Reviewed by the HSEHR Committee	16 th December 2020
APPROVED BY THE MANAGEMENT COMMITTEE	28th January 2021
Date of Next Review	January 2026